

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of May 5, 2014**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Glass, Hibbard, Larsen, Radabaugh, Lahti, Pederson Ms. Mitchell

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Weld.

**1. ELECTION OF OFFICERS**

Mr. Hibbard moved to nominate Mr. Weld as Plan Commission Chair. Ms. Mitchell seconded and the motion carried.

Ms. Mitchell moved to nominate Ms. Ebert as Plan Commission Vice-Chair. Mr. Hibbard seconded and the motion carried

Mr. Weld moved to nominate Mr. Radabaugh as Secretary. Ms. Mitchell seconded and the motion carried.

**2. REZONING (Z-1538-14) –C-3 and C-1P to C-3P, CVS Pharmacy, S. Hastings Way  
and  
CONDITIONAL USE PERMIT (CZ-1409) – Sign for CVS on S. Hastings Way  
and  
SITE PLAN (SP-1414) – CVS Pharmacy, S. Hastings Way at Brackett Avenue  
and  
CERTIFIED SURVEY MAP (CSM-3-14) – Creation of One Lot and Right-of-Way Dedication  
and  
STREET VACATION – Portion of Donnellan Lane at Brackett Avenue  
and  
EXCESS PROPERTY – Declare Portion of Land Excess for Sale**

Land of Opportunity, LLC, has submitted a request to rezone property at the northwest corner of S. Hastings Way and Brackett Avenue from C-3 and C-1P to C-3P and to adopt the General Development Plan which includes the site plan, Certified Survey Map, and conditional use permit for signs; street vacation; and declaration of excess property for City land.

Al Taft, representing the land owner, spoke in support. Mr. Rick Donner, attorney for Land of Opportunity, also spoke in support and confirmed that there will be a shared parking agreement with the property owner to the north.

Doug Merritt, Indiana, addressed the commission's concerns about the ground sign and the need for a conditional use permit.

Mary Kenosian, 416 E. Tyler Avenue, commented on the traffic congestion at this intersection.

Susan McCloud, Chippewa Valley Museum, presented a request to see if the pagoda could be preserved by the community.

Ms. Mitchell moved to recommend approval of all requests except the conditional use permit for the sign per recommended conditions.

Mr. Larsen seconded and the motion carried.

Mr. Larsen moved to grant the conditional use permit for the sign with conditions, adding that the reader board cannot use the colors red, green, or amber. Mr. Glass seconded and the motion carried. Mr. Hibbard voted no. Mr. Lahti abstained from all votes for this item.

3. **REZONING (Z-1539-14) – Waterway Guidelines and Code Amendments**

Mr. Tufte presented the update of the City's Waterway and Greenway Development Guidelines and reference to these guidelines in the Zoning Code. No one appeared for comment.

Mr. Hibbard moved to recommend approval. Mr. Radabaugh seconded and the motion carried.

4. **REZONING (Z-1540-14) – R-1 to P-Public, Roosevelt Avenue**

UJWEC has submitted a request to rezone three properties on Roosevelt Avenue from R-1 to P-Public for the existing homes to be used for University housing. Mr. Tufte stated that any change from the existing use of the homes will require another public hearing and zoning change.

Mike Rindo, UWEC, spoke in support and stated that there is no present plan to change the use of the property to a dormitory. The rezoning only allows the use of the homes for University housing.

Marie Past, 223 Roosevelt Avenue, spoke with concerns for the neighborhood housing quality.

Aaron Brewster, 451 Lincoln Avenue, and Chair of the Third Ward Neighborhood Association, requested that the item be tabled to allow the association to meet and comment on the rezoning.

Mary Kenosian, 416 E. Tyler Avenue, warned that any future building may violate the Putman Park usage.

Terry Classen, UWEC, repeated to the public that the University only wants to maintain the status quo with this request.

Kevin Rosenberg, 219 McKinley, spoke in opposition. He called the request a "red herring."

Jan Schley, 1414 Emery Street, described herself as a birder, and agreed with Mr. Rosenberg.

Persons that also spoke in opposition were: Ryan Pleski, 225 McKinley Avenue; Pete Myers, 210 Roosevelt Avenue; Larry Past, 223 Roosevelt Avenue; Ed Garlick, EDJ Rentals, 534 Water Street.

Mr. Larsen moved to recommend the rezoning with the condition listed in the staff report. Mr. Radabaugh seconded and the motion carried. Mr. Hibbard voted no.

5. **REZONING (Z-1541-14) – Amend the Water Street CBDP Zoning**

Mr. John Mogensen has submitted a request to amend the General Development Plan for the CBDP zoned property within the Water Street Commercial District Plan. The amendment makes two changes to the General Development Plan. The first allows the relocation of curb cuts. The second allows structures to have a fourth floor with a conditional use permit.

Mr. Mogensen appeared in support and explained that a 35' height does not allow for quality buildings of three floors because the upper floors are lacking in height.

Helene Smiar, Chair of the Historic Randall Park Association, spoke in opposition and stated that the standard for Water Street is the 400 block and the height should be maintained.

Ken Ziehr, 223 Hudson Street, stated that he could not support the request without more information.

Ed Garlick, 534 Water Street, stated that taller buildings would overshadow smaller buildings.

Marcia Brandner, 629 Menomonie Street, spoke in opposition.

Jennifer Eddy, 520 Second Avenue, spoke in opposition.

DeWayne Severson, 550 Graham Avenue, spoke in support of the request.

Ms. Mitchell moved to recommend the zoning change with the conditions listed in the staff report.

Mr. Radabaugh seconded.

Mr. Hibbard moved to split the request to approve the issue of allowing the relocation of curb cuts. Mr. Larsen seconded and the motion carried.

Ms. Mitchell moved to amend to insert the statement that a three-story building is limited to 45 feet in height. Mr. Glass seconded and the motion carried. Mr. Larsen voted no.

The original motion carried with Mr. Larsen voting no.

6. **REZONING (Z-1542-14) – Sky Park Covenants and General Development Plan**

The City of Eau Claire has submitted a request to amend the protective covenants and General Development Plan for the I-1P zoned property in Sky Park Industrial Center. The amendment will allow over 10 parking stalls for customer and visitor parking in front yard or side yards facing the street.

Mr. Lahti moved to recommend approval. Mr. Larsen seconded and the motion carried.

7. **CONDITIONAL USE PERMIT (CZ-1410) – Sign, N. Clairemont Avenue**

Jeremy Alsaker and Heptagon Investments, LLC, have submitted a request to allow a ground sign that would exceed 200 square feet in size at 2836 N. Clairemont Avenue. The sign would be 317 square feet in area.

Mr. Dave Sanders, representing the owners, spoke in support and identified the grade change will require a larger sign. No one appeared in opposition.

Mr. Hibbard moved to approve the request with the conditions listed in the staff report. Ms. Mitchell seconded and the motion carried. Mr. Pederson voted no.

8. **CONDITIONAL USE PERMIT (CZ-1411) – Garage, 605 Dorbe Street**

Dan Marx has submitted a request to allow a garage in excess of accessory use standards for a house at 605 Dorbe Street. The proposed new garage and detached garage will equal 1,705 square feet.

Mr. Marx appeared in support. No one appeared in opposition.

Mr. Larsen moved to grant the request. Mr. Lahti seconded and the motion carried.

9. **CERTIFIED SURVEY MAP (CSM-4-14) – Right-of-way, Town of Brunswick**

Real Land Surveying has submitted a Certified Survey Map with right-of-way dedication for property located east of Huntsinger Heights in the Town of Brunswick. The CSM shows 4 lots, with each lot over 10 acres in size, with a cul-de-sac off the existing street.

Dave Mickelson, realtor, spoke in support and presented a revised CSM.

Ms. Mitchell moved to recommend the revised CSM. Mr. Radabaugh seconded and the motion carried.

10. **ACQUISITION – Public Housing, Home Ownership Program**

The City Housing Authority is requesting site approval of a single-family home for acquisition. The home will be purchased under the Home Ownership Program which is designed to provide home ownership assistance to low-income families. The subject property is located at 614 Erin Street.

Mr. Lahti moved to recommend the acquisition. Mr. Larsen seconded and the motion carried.

11. **ACQUISITION – Railroad Right-of-way, Third and Harris Streets**

The City is requesting to purchase former railroad right-of-way between Third Street and Harris Street. This acquisition will allow for the extension of the trail system and the extension of a storm sewer.

Ms. Mitchell moved to recommend acquisition. Mr. Lahti seconded and the motion carried.

12. **ACQUISITION – 1260 Menomonie Street**

The YMCA has agreed to sell part of 1260 Menomonie Street to the City for future Menomonie Street right-of-way.

Mr. Hibbard moved to recommend acquisition. Mr. Larsen seconded and the motion carried.

13. **ACQUISITION – Property South of Brackett Avenue**

The reconstruction of Brackett Avenue requires the extension of a sewer relief pipe to rectify street flooding issues that have occurred in the past. A parcel of land adjacent to Wagner's Lanes is available for a detention pond.

Ms. Mitchell moved to recommend acquisition. Mr. Pederson seconded and the motion carried.

14. **EASEMENT – Dedication of Property and Easement, Truax Boulevard**

Gateway Industrial Park Corporation has agreed to dedicate a parcel of land on Truax Boulevard and Preston Road for storm water retention and an easement for a pipe across Truax Boulevard.

Mr. Pederson moved to recommend accepting the dedication of the easement. Ms. Mitchell seconded and the motion carried.

15. **STREET VACATION – Moore Street and Bellevue Avenue**

The City Council directed staff to proceed with the vacation of Moore Street and Bellevue Avenue to recognize that Bellevue Avenue no longer connects to Starr Avenue and Galloway Street. The request also includes a small strip of land to be vacated from North Hastings Way for Market and Johnson.

Mr. Mitchell moved to recommend action. Mr. Larsen seconded and the motion carried.

16. **SITE PLAN (SP-1413) – Bremer Bank, Oakwood Hills Parkway**

Ayres Associates have submitted a site plan for Bremer Bank to be located at the southeast corner of Oakwood Hills Parkway and Damon Street. The site plan shows a 6,726 square foot building with 41 parking stalls.

David Anderson, Real Estate Developer for Bremer Bank, spoke in support.

Mr. Pederson moved to approve the site plan with the conditions listed in the staff report. Mr. Larsen seconded and the motion carried. Messrs. Lahti and Radabaugh abstained.

17. **SITE PLAN (SP-1415) – 8-plex Apartment Building, Fourth Street**

Bob Wing and Jason Griepentrog have submitted a site plan for an 8-plex to be constructed on the west side of Fourth Street, south of Walnut Street. The existing home on site will be razed to make room for this project.

Jason Griepentrog appeared in support.

Mr. Radabaugh moved to approve the site plan with the conditions listed in the staff report. Mr. Larsen seconded and the motion carried. Mr. Lahti abstained.

18. **SITE PLAN (SP-1417) – Addition to Chilson Automotive**

Kramer Land Design Studio has submitted a site plan for an addition to Chilson Automotive at 3443 S. Hwy. 93. The plan shows a 71' x 126' addition to the east wall of the building with 10 overhead doors for vehicles.

Scott Kramer appeared in favor of the site plan.

Ms. Mitchell moved to approve the site plan with the conditions listed in the staff report. Mr. Glass seconded and the motion carried.

19. **SITE PLAN (SP-1418) – Hoeft Building, Bourbon Street**

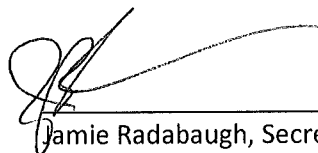
Kramer Land Design Studio has submitted a site plan for a storage building to be located at the northeast corner of Old Town Hall Road and Bourbon Street. The site plan shows a 60' x 167' building with overhead doors on the west and north walls.

Scott Kramer appeared in support.

Mr. Lahti moved to approve the site plan with the conditions listed in the staff report. Mr. Larsen seconded and the motion carried.

20. **MINUTES**

The minutes of the meeting of April 14, 2014, were approved.

  
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Jamie Radabaugh, Secretary